037.A	0001	0007.0	1 of 1	Condominium		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	332,100 / 332,100
					USE VALUE:	332,100 / 332,100
					ASSESSED:	332,100 / 332,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 7

Owner 1:	COSTELLO MARK B		
Owner 2:			
Owner 3:			
Street 1:	108 DECATUR ST #7		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	MUNRO DAVID & -
Owner 2:	CARMICHAEL LINDA -
Street 1:	42 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	332,100			332,100
Total Card	0.000	332,100			332,100
Total Parcel	0.000	332,100			332,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.82 | /Parcel: 489.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 125750

GIS Ref

GIS Ref

Insp Date 05/25/18

PREVIOUS ASSESSMENT

Parcel ID 037.A-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	342,400	0	.		342,400	342,400	Year End Roll	12/18/2019
2019	102	FV	312,700	0	.		312,700	312,700	Year End Roll	1/3/2019
2018	102	FV	259,200	0	.		259,200	259,200	Year End Roll	12/20/2017
2017	102	FV	241,300	0	.		241,300	241,300	Year End Roll	1/3/2017
2016	102	FV	204,800	0	.		204,800	204,800	Year End	1/4/2016
2015	102	FV	189,800	0	.		189,800	189,800	Year End Roll	12/11/2014
2014	102	FV	189,900	0	.		189,900	189,900	Year End Roll	12/16/2013
2013	102	FV	189,900	0	.		189,900	189,900		12/13/2012

!3096!

PRINT

Date	Time
12/10/20	18:24:33

LAST REV

Date	Time
04/30/20	09:39:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNRO DAVID &,	73621-283	2	11/8/2019		340,000	No	No		
JOHNSTON HARRY	67632-139		7/18/2016		305,000	No	No		
ARSENEAU RITA,	66767-589		2/4/2016	Estate/Div	217,000	No	No		RITA ARSENAU D.O.D. 11/20/2015 BK 66767 PG583
DOWNEY EDWARD T	22330-20		8/19/1992		65,000	No	No		Y

USER DEFINED

Prior Id # 1:	125750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
5/25/2018	Measured	DGM	D Mann
3/10/2017	SQ Returned	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6022																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	1.927999973
Name:	10 - 6022

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.38495576
Const Adj.:	1.07110488
Adj $ / SQ:	474.699
Other Features:	35737
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439827
Depreciation:	107758
Depreciated Total:	332069

COMMENTS

BK; 14718 PG; 368,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	583.88
Special Features:	0	Val/Su Net:	489.82
Final Total:	332100	Val/Su SzAd	489.82

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	678	474.700	321,846

Net Sketched Area:	678		Total:	321,846	
Size Ad	678	Gross Are	678	FinArea	678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.A-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	